001.A	0001	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	459,600	/	459,600
USE VALUE:	459,600	/	459,600
ASSESSED:	459,600	/	459,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LITVAK DAVID V
Owner 2:	SCHWARTZ GAIL L
Owner 3:	
Street 1:	12 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WEBER AARON/LIANE -
Owner 2:	-
Street 1:	12 THORNDIKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Vinyl Exterior and 1066 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	456,300	3,300		459,600
Total Card	0.000	456,300	3,300		459,600
Total Parcel	0.000	456,300	3,300		459,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.14 | /Parcel: 431.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	151873
GIS Ref	
GIS Ref	
Insp Date	05/09/18

!130!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 001.A-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	449,500	3300	.		452,800	452,800	Year End Roll	12/18/2019
2019	102	FV	466,900	3300	.		470,200	470,200	Year End Roll	1/3/2019
2018	102	FV	412,800	3300	.		416,100	416,100	Year End Roll	12/20/2017
2017	102	FV	376,200	3300	.		379,500	379,500	Year End Roll	1/3/2017
2016	102	FV	376,200	3300	.		379,500	379,500	Year End	1/4/2016
2015	102	FV	347,600	3300	.		350,900	350,900	Year End Roll	12/11/2014
2014	102	FV	331,700	3300	.		335,000	335,000	Year End Roll	12/16/2013
2013	102	FV	331,700	3300	.		335,000	335,000		12/13/2012

PRINT

Date	Time
12/10/20	16:00:05

LAST REV

Date	Time
08/28/19	09:28:59
danam	
130	

USER DEFINED

Prior Id # 1:	151873
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEBER AARON/LIA	142-123		11/16/2016		470,000	No	No		
O NEIL KEVIN J/	106- 105		12/22/2008		352,000	No	No		
TEUWEN HENRY/LI	89-87		7/22/2005		375,000	No	No		
SCHLICKE GAIL P	1226-84		4/6/2001		269,000	No	No		
PREVITE ANTHONY	U50-178		11/30/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2019	525	Re-Roof	12,100	C				
7/24/2012	921	Porch	4,650					REPL FLOORBDS & RA

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7062																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	N - NONE

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	104 - 7062

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	394.228
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.05999994
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560551
Depreciation:	104263
Depreciated Total:	456289

COMMENTS

BK; U50 PG; 177 BK; U28 PG; 143,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	0
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	459.67
Special Features:	0	Val/Su Net:	428.05
Final Total:	456300	Val/Su SzAd	428.05

SKETCH

UnSketched SubAreas:
GLA: 1066,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,066	394.230	420,247
Net Sketched Area:		1,066	Total:	420,247
Size Ad	1066	Gross Are	1066	FinArea 1066

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.A-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300			3,300

More: N	Total Yard Items:	3,300	Total Special Featues:		Total: 3,300